



**FHA#: 103-35074**

SALES PRICE: **Unstated Minimum**  
TERMS: **All Cash - 30 days to close**  
SALE TYPE: **Foreclosure**

## PROPERTY INFORMATION

<b>Foundation:</b>	<b>Slab on grade; some basements</b>
<b>Roof:</b>	<b>Asphalt shingles</b>
<b>Exterior:</b>	<b>Wood, brick, vinyl and stucco</b>
<b>Floors/Finish:</b>	<b>Carpet/vinyl</b>

[illegible]

Number of Buildings	Stories	Year Built	Rehab Year	Site Acreage	Approximate Net Rentable Area
46	1 to 2 1/2	1903	N/A	N/A	61,628

## Mechanical Systems

<b>Heating:</b>		<b>Air</b>	
Fuel	<b>Gas</b>	<b>Conditioning</b>	<b>Individual</b>
System	<b>Individual</b>	Windows	<b>Screen</b>
<b>Hot Water:</b>			
Fuel	<b>Gas</b>		
System	<b>Individual</b>		

## Utilities

Public Water	<b>X</b>
Gas Main	<b>X</b>
Electric	<b>X</b>
Sanitary Sewer	<b>X</b>
Storm Sewer	
Septic Tank	

## Parking

Street	<b>Asphalt</b>
Curb	<b>Concrete</b>
Sidewalk	<b>Concrete</b>
Parking Lot	
Parking	<b>Individual Driveway</b>
Spaces	

## Apartment Features

	Air Conditioning
	Dishwasher
	Microwave
	Garbage Disposal
<b>X</b>	Refrigerator
<b>Gas</b>	Range/Oven
	Drapes/Blinds

## Community Features

	Garage
	Covered Parking
	Laundry Facility
	Cable/Sat Hookup
	Playground
	Pool
	Community Space

## Owner Expense


## Tenant Expense

<b>All utilities</b>

## OCCUPANCY

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2003	58%	65%	65%	65%	63%	60%	58%	65%	67%	67%	69%	
2002	45%	50%	50%	50%	50%	50%	50%	52%	54%	54%	54%	58%

**ESTIMATED ANNUAL RENTAL INCOME:**

Number of Units	Type	Approx Square Feet	Current Rent	Estimated / Possible After Sale Rent	Estimated / Possible Total After Sale Rent
10	2 Bdr	Unknown	\$453	\$438	\$4,380
22	3 Bdr	Unknown	548	585	12,870
10	4 Bdr	Unknown	585	638	6,380
4	5 Bdr	Unknown	724	725	2,900
<b>TOTAL MONTHLY</b>					<b>\$26,530</b>

	Total Estimated/ Possible Annual Income
Rent	\$318,360
Commercial	0
Parking	0
<b>TOTAL</b>	<b>\$318,360</b>
	Estimated Annual Expenses
Administrative	\$63,100
Utilities	
Operating	76,400
Taxes/Insurance	33,100
Reserve/Replace	13,800
<b>TOTAL</b>	<b>\$186,400</b>

**COMMENTS CONCERNING PROPERTY INFORMATION:**

**Single family residences on scattered sites.  
LBP and Asbestos found on sites. Purchaser must inspect for and mitigate.  
Sizes and amenities vary.**

**Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the property is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.**

## USE RESTRICTIONS

**20** Years affordable housing. \_\_\_\_\_ Years rent cap protection for \_\_\_\_\_ residents.

### TENANT BASED SECTION 8

Housing choice vouchers will be issued to eligible residents of the complex by the public housing agency (PHA), Omaha Housing Authority, selected to administer the voucher assistance by HUD. Housing choice vouchers are tenant-based assistance. Tenant-based assistance means that the subsidy follows the program participant and is not attached or connected to a specific project or unit. Therefore, the voucher assistance should never be considered a form of guaranteed rental subsidy for the property. The families are not obligated to use the housing choice vouchers at the property. Therefore, there will be no project-based subsidy at this property.

In addition, the processing of the voucher funding and the determination of family eligibility by the PHA may take several months following the closing of the sale. The PHA must also determine the owner's rent is reasonable and the unit meets the housing quality standards of the housing choice voucher program. If the rent is determined not to be reasonable in comparison to similar unassisted units in the market area, the family will have to move to receive voucher assistance. Voucher housing assistance payments for a unit may not under any circumstances cover any period before the date the PHA determines the unit meets the housing quality standards. Since the owner will not receive voucher housing assistance payments or increase the tenant's share of the rent during this period, bidders should take into consideration the time that may be necessary for voucher funding to become available, the PHA to determine family and unit eligibility, and the owner to complete any needed repairs when making an offer.

### TERMS OF SALE

The purchaser must complete the repairs to HUD's satisfaction within N/A months after closing. The repairs are estimated to cost \_\_\_\_\_.

The purchaser must complete demolition to HUD's satisfaction within N/A months after closing. The demolition is estimated to cost \_\_\_\_\_.

Closing is to be held 30 days after HUD accepts the bid. If HUD authorizes an extension of the closing, the purchaser must pay a fee which is the greater of 1.5% of the purchase price or HUD's holding costs of \$41.67 per unit per day for each 30 day period.

Riders include: LBP, Asbestos, Non-Discrimination Against Voucher Holders, Affordability

**Purchaser must repair to meet State and local codes.**

### PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT PRIOR TO SUBMITTING A BID.

**This is an "All Cash – As Is" sale.** HUD is providing no financing for this sale. The purchaser must provide for payment of the full purchase price in cash at closing.

**Submission of Bids:** Bids for this property can only be considered for acceptance if submitted on the specific forms listed in the Bid Kit for this property, along with required earnest money. A Bid Kit may be obtained as indicated below.

**Suspended or Debarred Parties:** No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. AS PROVIDED FOR IN 24 CFR, SEC. 27, THE DEFAULTING MORTGAGOR, OR ANY PRINCIPAL, SUCCESSOR, AFFILIATE, OR ASSIGNEE ON THE MORTGAGE AT THE TIME OF DEFAULT SHALL NOT BE ELIGIBLE TO BID ON OR OTHERWISE PURCHASE THIS PROPERTY. (Principal and Affiliate are defined at 24 CFR 24.105.)

### INSPECTION OF PROPERTY AND BIDDING INSTRUCTIONS

Prospective bidders are urged and invited to inspect the property prior to submitting a bid. Note: If this is a foreclosure sale, HUD may not have access to the property. Bids for this property can only be considered if properly submitted by following the bidding instructions provided in the FREE INFORMATION and BID KIT.

The FREE INFORMATION and BID KIT may be viewed or printed at [www.hud.gov/offices/hsg/mfh/pd/multifam.cfm](http://www.hud.gov/offices/hsg/mfh/pd/multifam.cfm). You may also sign up for our electronic mailing list at this web address. If you do not have access to the internet or can not download a PDF file, you may obtain a bid kit by calling (715) 273-2130, or faxing (715) 273-4769, or by email to [bkit@helmerprinting.com](mailto:bkit@helmerprinting.com).

#### BIDS for North Omaha Homes MUST BE PRESENTED ON:

April 5, 2004  
at: 10:00 am local time at:  
Hall of Justice  
Jury Assembly Room (just outside room)  
1701 Farnam Street  
Omaha, NE 68183-0001

#### HUD OFFICE:

Fort Worth Regional Office  
Fort Worth MFPD Center  
801 Cherry Street  
PO Box 2905  
Fort Worth, TX 76113-2905

#### REALTY SPECIALIST:

Debie Bolin  
Phone : (817) 978-5822  
[debief\\_bolin@hud.gov](mailto:debief_bolin@hud.gov)

1	1474 Spencer Street 68110	Lot 16, Block 3, Sulphur Springs
2	1814 Sadler Street 68110	Lot 11 in Subdivision of South 115 Feet of Block 1 in Boulevard Park Addition
3	2214 Evans Street 68110	The East 20 Feet of Lot 10 and West 20 Feet of Lot 11, Block 43, in Kountze Place
4	2221 Evans Street 68111	Lot Six (6) in Block Forty-two (42) in Kountze Place
5	2439 Pratt Street 68111	Lot 9, Block 1, Clark Redicks Addition
6	3520 N. 37 <sup>th</sup> Street 68111	South 20 Feet of Lot 130 and all of Lot 131, Kenwood
7	3711 N. 36 <sup>th</sup> Avenue 68111	Lot 33, Fairfax
8	3807 Spencer Street 68111	Lot 105, Westmoreland
9	1514 N. 33 <sup>rd</sup> Street 68111	South 32 Feet of Lot 1 and South 32 Feet of the East 50 Feet in Lot 2, Block "S", Lowes Addition
10	1816 Evans Street 68110	Lot 13, Block 39, Kountze Place
11	1904 Binney Street 68111	Lot 14, Block 10, Kountze Place
12	2215 Evans Street 68110	Lot 4, in Block 42, in Kountze Place
13	3310 Myrtle Avenue 68131	Lot 30, Replat of Block 1 in Bemis Park
14	4020 Miami Street 68111	Lot Twelve (12), Block Fourteen (14), in Hitchcock's First Addition
15	2007 Pickney Street 68111	Lot 2, Block 33, Kountze Place
16	3821 Fort Street 68111	The West 20 Feet of Lot 4, and the East 20 Feet of Lot 5, Block 3, Central Park
17	3124 N. 16 <sup>th</sup> Street 68111	North 35 Feet of Lot 1, Block 13, Kountze Place
18	3927 N. 19 <sup>th</sup> Street 68111	Lot 15, Block 7, Boulevard Park Addition
19	2584 Laurel Avenue 68111	Lot Two (2), Block Five (5), in Laurelton, an addition to the City of Omaha, as surveyed, platted and recorded and that part of Lot Twelve (12), in Block Two (2), in Laurelton, and Addition to the City of Omaha, bounded and described as follows: beginning at the Northerly or Northwest corner of Lot One (1), Block Five (5), Laurelton, and running thence North in a direct line with an extension of the East line of Lot Two (2), in Block Five (5), in Laurelton, to the North line of said Lot Twelve (12), in Block Two (2), in Laurelton, thence West Forty (40) Feet, thence South to the Northerly of Northwest corner of Lot Two (2), in Block Five (5), in Laurelton, thence in a Southeasterly direction along the Northeasterly line of said Lot Two (2) to the place of beginning, all in Douglas County, Nebraska.
20	2443 Pratt Street 68111	Lot 11, Block 1, Clark Redick's Addition
21	3108 Hamilton 68110	Lot 13, Block "G", Prospect Place
22	3809 N. 19 <sup>th</sup> Street 68110	Lot 8, Block 3, Kirkwood
23	2514 Corby Street 68111	East 16 ½ Feet of Lot 11 and West 17 Feet of Lot 12, Block 3, A.S. Patricks Addition
24	5001 N. 27 <sup>th</sup> Street 68111	South 41.5 Feet of Lots 7 and 8, in Block 2, in Oxford Place
25	2754 Laurel Street 68111	Lot 15, Block 4, Bowers Addition
26	3947 N. 38 <sup>th</sup> Street 68111	Lot 177, Fairfax
27	4724 N. 37 <sup>th</sup> Street 68111	Lot 7, Block 2, Moe's Subdivision of Lot 3 and Lot 15, Tutttles Subdivision
28	3912 N. 17 <sup>th</sup> Street 68110	South 40 Feet of Lot 4, Block 8, Boulevard Park
29	4110 N. 17 <sup>th</sup> Street 68110	South 30 Feet of Lot 7 and the North 10 Feet of Lot 8, Block 3, Boulevard Park Addition
30	3316 Myrtle 68111	Lot 29, Subdivision and Reallotment of Block 1 Bemis Park
31	2624 Binney Street 68111	W44.27 S134.89Ft Lot 62 Gises Addition
32	4058 Bedford Avenue 68111	West ½ Lots 389 & 390 Kenwood Addition
33	1925 Emmet Street 68110	Lot 7 Block 27 Kountze Place
34	2423 Bristol Street 68111	West 61.92 Ft Lot 19 Hawes Addition
35	3715 North 18 <sup>th</sup> Street 68110	Lot 10 Block 6 Kirkwood Addition
36	3817 Fort Street 68111	East 40 Feet Lot 4 Block 3 Central Park Addition
37	3904 North 17 <sup>th</sup> Street 68110	South 30 Feet Lot 7 and North 10 Feet Lot 8 Block 8 Kountze Place
38	3824 Corby Street 68111	Lot 15 Block 18 Hitchcocks First Addition
39	4105 Corby Street 68111	Lot 3 Block 15 Hitchcocks First Addition
40	4310 North 37 <sup>th</sup> Street 68111	Lot 10 Block 2 Lancaster Place Addition
41	1912 Spencer Street 68110	Lot 12 Block 22 Kountze Place
42	2214 North 18 <sup>th</sup> Street 68110 VACANT LOT	South 4 feet Lot 2 and all Lot 3 Garvins Subdivision Addition
43	3016 Nicholas Street 68131	Lot 156 Montclair Addition
44	2890 Ohio Street 68111	Lot 8 Fredericks Addition
45	4112 North 23 <sup>rd</sup> Street 68110	North 30 Feet Lot 4 Block 12 Oak Chatham Addition
46	3406 North 24 <sup>th</sup> Street 68110	North ½ South 80 Feet Lot 1 Archer Place

**FURNISHED AS INFORMATION ONLY. INTERESTED PARTIES MUST ASCERTAIN LEGALS THROUGH OWN DUE DILIGENCE.**